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MR HOMES
SALES & LETTINGS



Chamberlain Row,
Dinas Powys
The Vale Of Glamorgan
CF64 4PJ

Guide Price £299,950
Freehold

Chamberlain Row, Dinas Powys, The Vale Of Glamorgan CF64 4PJ

Overview

- GUIDE PRICE: £299,950
- STUNNING PERIOD COTTAGE - EXTENDED TO REAR
- 30 SECOND WALK TO EASTBROOK TRAIN STATION
- WREN FITTED KITCHEN/BREAKFAST & SITTING ROOM with PANTRY CUPBOARD
- SKYLIGHT ROOF LANTERNS
- OPEN-PLAN LIVING & DINING ROOM - LOG BURNING STOVE
- UTILITY/LAUNDRY CUPBOARD
- 2x DOUBLE BEDROOMS & ATTIC ROOM
- BEAUTIFUL REAR GARDEN
- FREEHOLD



A STUNNING PERIOD COTTAGE WHICH HAS BEEN EXTENDED & MODERNISED TO A VERY HIGH STANDARD AND RETAINS SOME ORIGINAL FEATURES - A RE-FITTED WREN KITCHEN/BREAKFAST & SITTING ROOM with LARGE PANTRY - 2x SKYLIGHT ROOF LANTERNS - UTILITY/LAUNDRY CUPBOARD - OPEN-PLAN LIVING & DINING ROOM - LOG BURNING STOVE - RE-FITTED SHOWER ROOM TO GROUND FLOOR - RE-FITTED FAMILY BATHROOM TO FIRST FLOOR - 2x DOUBLE BEDROOMS & AN ATTIC ROOM - PLEASE NOTE: BRAND NEW ROOF & VELUX WINDOWS CURRENTLY UNDER CONSTRUCTION - LARGE & ENCLOSED BEAUTIFUL REAR GARDEN - FREEHOLD. 30 Second Walk to Eastbrook Train Station, (12 mins travel Time to Cardiff Central Station). THE PROPERTY IS CLOSE TO SHOPS & AMENITIES & EXCELLENT TRANSPORT LINKS. uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER. EPC RATING = D. COUNCIL TAX BAND = C.



MR HOMES are delighted to Offer **FOR SALE** this Immaculately Presented Period Cottage which comprises in brief; Entrance Hallway, Living Room Open-Plan to the Dining Room, Re-Fitted & Modern Shower Room, Mid-Hallway with Access to the Utility/Laundry Cupboard, EXTENDED Kitchen/Breakfast & Sitting Room with Large Pantry Cupboard, Toughened Glass Balustrade Panels to Banister & Staircase to the First Floor Landing, Re-Fitted Family Bathroom Suite, Bedroom 1 with Fitted Wardrobes, Bedroom 2, Staircase to the Attic Room. The Beautiful Rear Garden is Extremely Lengthy is Size and Offers Excellent Outside Space. The Property Further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Glow.Worm Ultracom 2 24 cxi Combi-Boiler.



EPC Rating = D. Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...

Entrance Hallway - 10' 8" x 3' 5" (3.25m x 1.04m) Enter via uPVC Obscured D/g Door, Tiled Flooring, Panelled Wall & Shelf, Recess to Wall, Radiator, Original Covings, Electricity Meter Cupboard & RCD Consumer Unit. Door to;

Living Room & Dining Room - OPEN-PLAN - 21' 5" x 15' 2" max (6.52m x 4.62m) Living Room - Real Wood Flooring, uPVC D/g Windows to Front, Double Panel Radiator, Log Burning Stove with Oak Mantel & Slate Hearth, Custom Fitted Cupboards to Recesses with Original Dipped Doors, Original Covings. OPEN-PLAN to; Dining Room - Porcelain Tile Flooring, Radiator, Custom Fitted Cupboards to Recesses with Original Dipped Doors, Covings, Door to Shower Room. Opens to; Mid-Hallway leading to the Extended Kitchen/Breakfast & Sitting Room.

Shower Room - 7' 4" x 6' 6" (2.23m x 1.98m) Tile Effect Vinyl Flooring, Walls Tiled to Large Walk-In-Double Shower Facility with Mixer Shower, Dual Rainfall & Handheld Shower Heads, Ceiling Mounted Electric Extractor Fan, Pedestal Wash Hand Basin with Chrome Mixer Tap, Close-Coupled W.c, Inset Spotlights to Ceiling, Towel Radiator.

Mid-Hallway - 8' 9" x 5' 0" (2.66m x 1.52m) Quality Laminate Flooring, Custom Fitted Floor to Ceiling Shelving Units with Base Cupboards, 9 Bar Vertical Radiator, Inset Spotlights to Ceiling. Door to; Utility Cupboard.

Utility Cupboard - 4' 2" x 3' 10" (1.27m x 1.17m) Laminate Flooring cont'd, Houses Washer/Dryer, Fixed Shelving & Inset Spotlights.

WREN Kitchen/Breakfast & Sitting Room - EXTENDED (March 2021) 15' 9" x 10' 2" (4.80m x 3.10m) Re-Fitted (March 2021) - Quality Fitted Kitchen with Carousel & Spice Rack Drawer, Complimentary Worktops Over, Tiled Splashbacks, Integrated Dishwasher, Island with 5x Ring Gas Hob, Breakfast Bar & Base Cupboards, Integrated Dishwasher, 2x Integral Double Fan Assisted Electric Oven (Bosch), Composite Sink, Quarter Bowl & Drainer with Chrome Mixer Tap, uPVC D/g window to Rear, 9 Bar Vertical Radiator, Bi-Folding Door to Large Pantry Cupboard, Custom Fitted Seating Area with Storage Under, Inset Spotlights to Ceiling, 2x Skylight Roof Lanterns & Double Patio Doors to Rear Garden.

Pantry with Fixed Shelving - 5' 10" x 2' 9" (1.78m x 0.84m)

Staircase to First Floor Landing

Toughened Glass Balustrade Panel to Banister, Fixed Handrail, Fitted Carpet. Doors to; Family Bathroom, Bedrooms 1, 2 & Staircase to Attic Room.

Family Bathroom - 7' 6" x 5' 11" (2.28m x 1.80m) Stripped Floorboards, Large Panel Bath with Chrome Mixer Tap, Electric Shower Over, Glass Shower Screen, Pedestal Wash Hand Basin, Close-Coupled W.c, Radiator, Tiled Walls, Covings, uPVC Obscured D/g Window to Front.

Bedroom 1 - 10' 7" x 8' 9" to front of fitted wardrobe (3.22m x 2.66m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator, 2x Bi-Folding Doors to Fitted Wardrobes.

Bedroom 2 - 10' 9" x 10' 5" (3.27m x 3.17m) Fitted Carpet, uPVC D/g Window to Front, Radiator.

Staircase to 2nd Floor Attic Room - Fitted Carpet, uPVC Obscured D/g Window to Rear.

Attic Room - NEW ROOF & 2x VELUX WINDOWS BEING FITTED JULY 2024

16' 11" x 10' 10" (5.15m x 3.30m) - Reduced Headroom to Sides Due to Sloping Roof - Fitted Carpet, 2X Velux D/g Windows to Front & Rear, Power Points & Lighting, Radiator, Doors to Storage in the Eaves.

Rear Garden - Large & Enclosed

Extremely Lengthy Garden with a Mixture of Laid Lawn, Patios & Decking. A Range of Flowers, Shrubs, Mature Bushes & a Mature Tree. Large Wood panel Storage Shed Sits at the Foot of this Beautiful Garden.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF & THE VALE

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